



INTRODUCTION

The Rancho Mirage Housing Element is intended to provide both citizens and public officials with a comprehensive understanding of the housing needs within the City. It sets forth policies and programs that will enable the City to reach its defined housing goals and assure that every Rancho Mirage resident secures a safe and decent place to live within a satisfactory environment. The Housing Element promotes a closer coordination of housing policies and programs at local, state and federal levels.

This Element first reviews the applicable State law which governs its content. This is followed by an analysis of the effectiveness of the policies and programs implemented through the 1998-2005 Element. Then, a review of the City's demographic information is presented, followed by an analysis of its housing needs. All constraints which might restrict or impede the development of housing are then analyzed. The document concludes with the goals, policies and programs to be implemented in the 2006-2014 planning period.

BACKGROUND

Legal Requirements of the Housing Element

Assembly Bill 2853 (Roos), passed in 1980, describes the requirements for Housing Elements: the need to include an assessment of regional housing needs, the role of the California Department of Housing and Community Development (HCD) in the review of elements, and procedures and timing for the adoption of the Housing Element. According to that law, this Housing Element must contain three parts:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs;
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and
3. A program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element, guided by the following State housing objectives:
 - a. Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income, or other factors;
 - b. Provision of adequate housing by location, type, price and tenure; and
 - c. Development of a balanced residential environment including access to jobs, community facilities, and services.

Chapter 1140, Statutes of 1989, amends Housing Element law [(Section 65583 (c))] to require the housing program of an element to include, by January 1, 1990, a description of the use of moneys in a Redevelopment Agency's Low and Moderate Income Housing Fund, if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law [Division 24 (commencing with Section 33000) of the Health and Safety Code]. This element has been completed to meet all requirements of the law for the planning period from 2006 through 2014.

At Risk Analysis

Chapter 1451, Section 65583, requires each city and county to adopt programs for preserving existing affordable housing. A complete analysis is included in this document.

Recent Legislation

Since the adoption of the previous Element in 2001, several Bills have been passed by the State legislature, which affect the content of the Housing Element. These include:

- ☞ SB 520, now incorporated into Government Code Section 65583, which requires analysis of the constraints to the provision of affordable housing for disabled persons;
- ☞ AB 2348, which expands the requirements for available sites analysis;
- ☞ AB 1233, which requires the City to rezone lands if the analysis of available sites does not identify sufficient land to meet the City's housing need;
- ☞ SB 1087, which requires that the City send its adopted Housing Element to the local domestic water purveyor, and that the water purveyor establish procedures which facilitate domestic water service for affordable housing projects; and
- ☞ AB 2634, which added a requirement for the quantification and analysis of extreme low income housing to the Housing Element.

Relationship to Other Elements

As an Element of the General Plan, the Housing Element identifies present and future housing needs, and establishes policies and programs to achieve those needs. Within the context of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. For instance, projected housing need relates not only to residential land use acreages, but to the distribution of commercial lands, and the jobs created by development on those lands, as well as policies to accommodate the City's fair share of households within all income levels.

The Housing Element is closely correlated with the following mandated General Plan Elements:

- | | |
|----------------|--------------|
| ☞ Land Use | ☞ Noise |
| ☞ Circulation | ☞ Open Space |
| ☞ Conservation | ☞ Safety |

Review of State and Local Housing Plans and Objectives

California's Statewide Housing Plan, updated in 1999, identifies several critical issues in California's housing market:

- ✧ Much higher levels of housing construction are needed to adequately house the State's population.
- ✧ High housing cost burdens have been an issue for both owners and renters. The combination of upward price pressure in the housing market and relatively tight urban housing markets has in the past led to increasing cost burdens, particularly for low-income renter residents. This condition has lessened in the last year, as housing prices have fallen sharply as a result of the current economic downturn.
- ✧ In addition to high housing cost burdens, it is evident that, in some portions of the State, the level of overcrowding has dramatically increased. This is not the case in Rancho Mirage.
- ✧ A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use. This situation threatens thousands of low-income elderly households and families, exacerbating local housing needs.
- ✧ California has an extensive agricultural economy that depends on temporary workers to harvest and process crops. Significant numbers of these critical workers migrate throughout the State, facing housing challenges that impact their welfare.
- ✧ Finally, the homeless individuals and households who have fallen through the cracks of society face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Evaluation of Existing Housing Element Policies and Programs

The Housing Element must include an evaluation of the goals, policies and programs of the previous planning period, in this case the 1998-2005 timeframe. This evaluation helps the City determine which goals, policies and programs were effective; which are still being implemented; and which may either be complete, or were not effective in implementing the provision of housing. This evaluation helps the City determine how policy direction in the current planning period should be updated.

GOAL 1

A variety of housing types that meet the needs of residents within the City.

GOAL 2

Housing to meet the needs of the City's lower income households.

Evaluation: Although the City has been and will continue to be a single family home community, there were 168 affordable housing units created in the 1998-2005 period, 147 of which were rental units, and 21 of which were single family homes.

GOAL 3

The preservation and maintenance of the City's affordable housing supply in a safe and sanitary condition.

Evaluation: As described below, the City has assisted 261 very low income, 160 low income, and 39 moderate income households in making improvements to their homes,

including such items as roofing repairs or replacement, air conditioning and heating repairs or replacement, kitchen and bathroom appliances.

Policy 1

The General Plan shall provide for a mixture of residential densities dispersed throughout the City.

Evaluation: The land use map that was adopted with the General Plan in both 1997 and 2005 contains a variety of residential densities ranging from 1 dwelling unit per acre to 9 units per acre. Various residential densities are distributed throughout the City of Rancho Mirage. In addition, to help streamline the housing development process, the City's General Plan land use map and the Zoning Map were consolidated as one map in 1997, assuring internal consistency between General Plan designations and Zoning classifications. This policy has been successfully implemented and will continue to be utilized by the City.

Program 1.A

The City shall monitor the remaining supply of vacant land in all residential zoning categories.

Evaluation: The City maintains an updated acreage chart on the General Plan/Zoning map and in the Land Use Element of the General Plan that reflects the current supply of developed and vacant land in each residential zoning category. Annually, when the Development Impact Fee is updated, vacant lands are tallied, and future anticipated buildout is estimated. The City uses this annual update to analyze whether its land use allocation is in balance, and to develop capital improvement plans. This important program has been successful since its inception, and allows the City to make important planning and financial decisions. This program will be continued, and the update conducted annually.

Program 1.B

The City shall review and revise its residential development standards, as needed, to ensure that a variety of housing types are accommodated without sacrificing the City's design standards.

Evaluation: The Zoning Ordinance was updated in April of 2002. Several development standards and design guidelines were amended in the Vista Montana and Monterey Specific Plans to accommodate a variety of housing types. Review of residential development standards is ongoing, as the City responds to new issues that may arise with respect to new development. This program has been successful, and will be continued.

Program 1.C

The City's Density Bonus Ordinance shall be amended to satisfy the requirements of State law.

Evaluation: The City's Density Bonus Ordinance was amended in 2006 to satisfy the requirements of changes in State law. This program will be continued in order to allow for future changes in State law to be incorporated in the City's Density Bonus Ordinance. Since the new ordinance took effect, the proposed Bella Sera project has utilized the density bonus and incentive provisions. This program will be continued.

Policy 2

The City's residential development standards shall allow for a diversity of housing types while adhering to the General Plan's community design policies.

Evaluation: The City's seven residential zones each have their own development standards that allow for a diversity of housing types. The City has also adopted the Vista Montana and Monterey Specific Plans, which allow greater flexibility in development standards. The Section 19 Draft Specific Plan, approved in February 2010, is an example of this flexibility (please see further discussion of the Section 19 Specific Plan under Land Availability, below). The City's Community Design Element was updated in November of 2005, and contains policies for residential development to assure:

- ✧ Distinctive and characteristic design elements along public rights of way which effectively create a recognizable sense of place;
- ✧ Well designed outdoor living space for multi family projects;
- ✧ Usable and safe private and common open space areas;
- ✧ Screened trash enclosures; and
- ✧ A comprehensive landscape program.

This policy will be maintained.

Policy 3

Affordable housing developments shall be distributed throughout the City rather than concentrated in one area.

Evaluation: During the 1998 through 2005 planning period, affordable housing projects and projects containing affordable housing were constructed in four separate areas of the City over a 9 square mile area. The residential lands available in all categories are evenly distributed throughout the City, and will continue to be through the implementation and continued monitoring of the land use map (see Program 1.A, above). This policy will be maintained.

Policy 4

Rental projects developed in the City to provide affordable projects shall be owned by the Housing Authority, in order to ensure that the quality of life within these projects is maintained.

Evaluation: The Housing Authority continues to own and manage affordable housing projects in the City. In July of 2004 the Housing Authority acquired Whispering Waters for use as age-restricted rental housing. The 30 unit project contains 25 very low income units, 4 low income units and 1 moderate income unit. In addition, the Housing Authority also owns and manages the 82 unit Parkview Villas Residential project, and the 33 unit Santa Rosa Villas project which was occupied in late 2006, during the current planning period. The Housing Authority has also purchased and assembled under-utilized residential land to prepare for additional affordable rental housing construction in the 2006-2014 and future planning periods. This policy will be updated to address the City's 2006-2014 allocation.

Program 4.A

The Housing Authority shall consider all available options when developing rental units, including hiring contractors through requests for proposals, buying completed projects and other strategies as they become available.

Evaluation: As described above, the Housing Authority purchased the Whispering Waters property, and converted it to a 30 units affordable housing project.

Program 4.B

The Housing Authority shall develop a program for substantial rehabilitation of existing rental units within the City.

Evaluation: This program was implemented through the acquisition of the Whispering Waters project, for 30 affordable age-restricted units. The Housing Authority is also currently (2008) considering the purchase and rehabilitation of existing projects, so this program will be maintained in the 2006-2014 planning period.

Policy 5

The City shall strive to meet the State-mandated special shelter needs of first time home buyers, large families, female-headed households, single-parent families, workers employed in Rancho Mirage, senior citizens, the disabled and homeless individuals through the continued efforts of the Housing Authority in developing or assisting private interests in developing housing for all types of households.

Evaluation: The Housing Authority acquired the Whispering Waters property for a 30 unit, age-restricted affordable housing complex. In 2003-2004, the Housing Authority provided financial assistance to the family oriented Rancho Palms Mobile Home Park in order to make infrastructure improvements and other rehabilitation work including installation and upgrading of all electrical service lines, new electrical pedestals, installation of new water and sewer lines, and a perimeter block wall. The Mobile Home Park consists of 1 manager unit, 110 very low income units, 10 low income units, and 5 moderate income units. Additionally, the City allowed for exceptions to normally required design standards for a high density, privately developed project which developed 21 units for moderate income households at the Windsong project. The policy will be maintained.

Program 5.A

Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act. Information on the Fair Housing Act, as well as methods for responding to complaints, shall be available at City Hall. The materials shall also be provided to the City Library and Post Office for distribution.

Evaluation: Reference materials are available in the City's Library, and the Housing Authority office at City Hall. The City's Housing Authority staff is responsible for enforcing the provisions of the Fair Housing Act. The City's Mobile Home Fair Practices Commission evaluates and responds to complaints and issues within the City's mobile home parks. This program has been successfully implemented, and will be maintained in the current planning period.

Program 5.B

The City shall work with private organizations in assisting whenever possible in the housing of disabled residents, through continued participation by the Housing Authority.

Evaluation: All projects owned or operated by the Housing Authority include ADA compliant facilities, and all affordable housing projects must including ADA accessible units. The remodeled Whispering Waters Project contains several units for disabled persons. In addition, Las Colinas, a privately owned affordable apartment project funded in part by the Housing Authority during the 1998-2005 planning period, also contains units for the disabled. This program will be continued.

Program 5.C

The City shall specifically list homeless shelters as Conditional Uses in the R-M, R-M-TOL and R-H Zones in its new Zoning Ordinance.

Evaluation: In April of 2002 the Zoning Ordinance was amended to allow homeless shelters in the R-M, R-M-TOL, and R-H Zones with the acquisition of a Conditional Use Permit. The City is also participating with other Coachella Valley cities in the Coachella Valley Association of Governments' program to establish regional homeless shelters in the west and east ends of the Valley (please see discussion under Homelessness, below). This program will be eliminated, and replaced with a program consistent with current law.

Policy 6

The City shall encourage the protection of existing affordable senior housing units.

Evaluation: The Agency monitors the existing affordable age-restricted housing units in the City. No units were planned for removal during the 1998-2005 planning period, and none were removed. The Housing Authority now owns three affordable age restricted housing projects, which provide a combined total of 145 units affordable to very low and low income senior households. This Policy will be ongoing to assure the protection of age-restricted affordable units.

Program 6.A

The City shall monitor existing mobilehome parks, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Evaluation: The City closely monitors Mobile Home Parks for code compliance to ensure health and safety standards for residents. The City administers Title 25 at the local level, which provides a higher level of service than State implementation of these requirements. The City and Housing Authority have participated in a number of projects at all five of the Mobile Home Parks located in the City, including the upgrading and expansion of infrastructure, and the provision of home repair and improvement opportunities to home owners through grants, loans, and the Home Improvement Program (HIP). There are a total of 830 mobile homes in the City providing an affordable alternative for seniors and families. This program has been successfully implemented, and will be continued in the next planning period.

Program 6.B

The City shall monitor existing senior apartment buildings, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Evaluation: Housing set-aside funds have been used to correct health and safety concerns as they arise in existing age-restricted apartment buildings. Improvements have been made at Las Colinas, Santa Rosa Villas, Whispering Waters, and Parkview Villas. This program will be continued in the next planning period.

Policy 7

There shall be equal access to housing regardless of race, color, religion, national origin, sex, age, family status or sexual orientation.

Evaluation: The City and Housing Authority will continue to implement fair housing practices. This policy will be ongoing.

Policy 8

In order to meet its share of regional housing needs as mandated by the State, additional housing units affordable to 157 very low income households, 111 low income households and 135 moderate income households, shall be encouraged by the City during the 1998–2005 period.

Evaluation: The projects developed in the City during the 1998-2005 planning period have generated rental housing units for 85 very low income households, 45 low income households, and 21 moderate income households. The affordable housing units produced in the City did not meet the previous RHNA allocation. This policy will be eliminated and replaced with policies which reflect the 2006-2014 planning period allocation.

Policy 9

The City's mandated fair share of affordable housing shall be maintained by resale and rental restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval for new affordable housing projects.

Evaluation: All projects in which the Housing Authority participates are contractually obligated to maintain affordability for the longest feasible period of time. The affordable housing developed by the private sector during the planning period was deed restricted to maintain affordability to meet the requirements of law. This policy will continue to be implemented as new projects are brought forward.

Policy 10

The first priority for the City's Redevelopment Housing Set-Aside Funds shall be to provide the required 403 units of very low, low and moderate income housing during the 1998–2005 planning period.

Evaluation: During the 1998 through 2005 planning period the City permitted 168 units for lower income residents. Although the City did not meet the targeted goal of 403 affordable units, the City plans to construct affordable units during the 2006 through 2014 period to meet the demand in the City. Please see "Strategy for Meeting Affordable

Housing Need” Section, below. This policy will be eliminated and replaced with policies which reflect the 2006-2014 planning period allocation.

Program 10.A

The Redevelopment Agency shall annually allocate funds to eligible projects, outlined within the Redevelopment Agency’s Implementation Plan 2000–2005, and other projects as they are presented to the Agency.

Evaluation: The Five Year Implementation Plan, adopted in January 2000, identified four housing projects with estimated expenditures through 2004-2005 of \$15.7 million. In addition, an anticipated annual appropriation of \$150,000 was included to meet the ongoing emergency and routine housing rehabilitation needs of very low, low, and moderate income households in the City. At the conclusion of the budgeting process for fiscal year 2004-2005, budget appropriations for the implementation period, including projects continued from prior year appropriations, totaled \$16,037,545 in housing authority capital improvement authorizations and \$2,200,000 in budget authorizations for home improvement programs. This program will continue.

Program 10.B

The Housing Authority shall develop the Monterey Village project as a family project comprised of both ownership and rental units. The Authority shall retain control of the project until individual housing units are sold, and shall permanently control common areas to ensure a high level of maintenance occurs in the project over the long term.

Evaluation: The Monterey Village project is still in the planning stages. The infrastructure needed to construct the project was not installed in the time frames anticipated. The City has budgeted \$2,200,000 to implement infrastructure improvements prior to 2009. The project is ongoing.

Program 10.C

The City shall restrict all housing units at the Blue Heaven/Santa Rosa Villas and Whitewater Project/Parkview Villas II to very low income units only, for a total of 69 very low income units. The additional 83 very low income and 32 low income units needed to meet the City’s housing need allocation shall be included in the Monterey Village project.

Evaluation: The Housing Authority has restricted all housing units owned or operated by the Agency to very low, low, and moderate income households, for a total of 115 very low income units including 82 at Parkview Villas and 33 at Santa Rosa Villas. There is a mix of income levels at the City’s affordable housing projects, and will continue to be. In addition, the Authority requires that all projects receiving financial assistance place the same restrictions on their units. This program shall be modified to reflect the 2006-2014 allocation.

Policy 11

In order to qualify for the City’s financial assistance for the development of affordable housing, developers shall be required to comply with the Redevelopment Agency’s Implementation Plan.

Evaluation: The Authority continues to review projects proposed by private parties for compliance with both affordability requirements and its goals relating to specific projects in the Implementation Plan. This policy will be maintained.

Program 11.A

The City shall prepare a standard set of qualifications and an application format for private developers seeking City financial assistance for the development of affordable housing.

Evaluation: The Housing Authority has developed standard requirements which are included in all Requests for Proposals. This program will continue to be implemented in the future.

Policy 12

The City may, whenever it deems feasible and necessary, reduce, subsidize or defer development fees to facilitate the development of affordable housing.

Evaluation: The City continues to review projects and has the ability to subsidize or defer fees for affordable housing projects. This policy will be continued.

Policy 13

The City shall apply its density bonus provisions to all qualifying affordable housing projects.

Evaluation: The City has adopted the State's model ordinance for density bonuses. In the 1998-2005 planning period, the Windsong project, consisting of 21 for-sale units for moderate income households, was approved under density bonus and development incentive provisions. Other projects have been approved with such provisions, but were not constructed. This program is ongoing, and could be applied to projects in the future.

Policy 14

The Housing Authority shall prepare an analysis of the potential for additional very low, low and moderate income units within currently designated High Density lands in Section 19.

Evaluation: The Housing Authority did not develop the list described in the policy, but the City has approved a Specific Plan for Section 19 which includes a significant workforce housing component, and substantially higher densities for housing in this area. Please see the "Strategy for Meeting Affordable Housing Need" Section, below. This policy shall be modified to reflect the City's current plans for Section 19.

Policy 15

The City shall assist existing very low and low income households in maintaining their homes in a safe and habitable condition.

Evaluation: In the 1998-2005 planning period, the Authority has spent \$1,188,000 in its Home Improvement Program to assist 261 very low income, 160 low income, and 39 moderate income households in making improvements to their homes, including such items as roofing repairs or replacement, air conditioning and heating repairs or replacement, etc. This policy will be maintained.

Program 15.A

The Housing Authority shall provide financial assistance to lower income households through its Home Improvement Program.

Evaluation: The Housing Authority provides financial assistance to lower income homeowners through its Home Improvement Program, and assisted 460 very low, low and moderate income homeowners in the 1998-2005 planning period. This program will continue.

Policy 16

Relocation assistance shall be provided to lower income households who are displaced by public or private redevelopment activities as mandated by the State.

Evaluation: The City and Housing Authority developed a relocation assistance program during the 1998-2005 period for the Blue Heaven Mobilehome Park, which was redeveloped into Santa Rosa Villas. The program was successful and this policy will be continued.



HOUSING NEEDS

The housing needs of Rancho Mirage can be determined by investigating the make-up of the community and its demographics.

Regional Setting

Rancho Mirage is located in the Coachella Valley of Riverside County. During the 1980's Riverside County experienced extremely rapid growth. The County population grew from 663,923 in 1980 to 1,110,000 in 1990, an increase of 67%. By 2000, the County's population had increased to 1,545,387, an increase of 39% in ten years. The Department of Finance further estimates that the County's 2007 population stood at 2,031,625, a 31% increase over 2000 Census estimates.

Demographic Characteristics

Age Distribution

The median age in Rancho Mirage in 2000 was 61.3 years of age. More than 40% of the population was over the age of 65. The 2000 Census presents the following age distribution of the City's population.

Table IV-1
Age Distribution – 2000

Age	Number	% of Total
Under 18	1,362	10.28
18–20	151	1.14
21–24	211	1.59
25–44	1,849	13.96
45–54	1,593	12.02
55–59	1,137	8.58
60–64	1,247	9.41
65+	5,699	43.01
Total	13,249	100%
Source: 2000 U.S. Census		

Ethnic Characteristics

Table IV-2 shows the ethnic distribution for Rancho Mirage in 2000.

Table IV-2
Ethnic Characteristics – 2000

Ethnicity	Number	% of Total
White	12,410	92.41
Black	166	1.24
Native American	81	0.60
Asian	200	1.49
Other	573	4.27
Total	13,430	100.00
Hispanic	1,251	9.4%

Source: 2000 US. Census

Hispanics are identified under either the white or other category, and are therefore considered separately.

Although the community remains predominantly white, the data shows an increase in minority population. This is representative of a trend throughout Southern California.

Population Growth

Rancho Mirage has shown steady population growth throughout the last decade. The City's growth rate has not, however, been as rapid as the County's.

Table IV-3
Population Growth – 1985 to 2008

Year	Square Miles	Population	% Increase
1995	24.0	10,450	1.0
1996	24.0	10,550	1.0
1997	24.0	10,458	N/A
1998	24.7	11,042	5.5
1999	24.7	11,419	3.4
2000	24.7	13,249	16.0
2001	24.7	13,846	4.5
2002	24.7	14,426	4.2
2003	24.7	15,148	5.0
2004	24.7	15,767	4.1
2005	24.7	16,495	4.6
2006	24.7	16,783	1.8
2007	24.7	16,944	1.0
2008	24.7	17,057	0.7

Source: US Census and California Department of Finance (DOF)

Major Employers

Table IV-4 shows the largest employers located in the City of Rancho Mirage and the number of workers each employs. The City's retail businesses are also important employers, but are comprised of a large number of small businesses, rather than a single large business. Table IV-4 therefore does not reflect accurately the retail trade component of the workers in the City.

Table IV-4
Major Employers – 2008

Employers	No. of Employees
Eisenhower Medical Center	2,145
Agua Caliente Resort and Spa	1,250
Westin Mission Hills Resort	980
Rancho Las Palmas Resort	600
Home Depot	310
Vons/Pavilions	145
Desert European Motorcars LTD	110

Source: City of Rancho Mirage

Housing Characteristics

The 2000 Census showed a total of 11,643 housing units in the City, with nearly 70% being single family homes and nearly 17% being mobile homes, recreational vehicles, or trailers.

Table IV-5
Housing Characteristics – 2000

Unit Type	Number of Units	% Total Units
Single-Family Detached	4,312	37.04
Single-Family Attached	3,626	31.14
Multi-Family, 2–4 Units	605	5.20
Multi-Family, 5–9 Units	157	1.35
Multi-Family, 10 or More Units	973	8.36
Mobile home, RV, Trailer, Other	1,970	16.92
Total	11,643	100

Source: 2000 Census

From 2000 to 2008, the character of the City's housing has not significantly changed. A total of 3,191 housing units were built. Of the total units, 2,889 were single family homes, 10 were multi-family units, and 26 were mobile homes.

Table IV-6
Housing Characteristics – 2008

Unit Type	Number of Units	% Total Units
Single-Family Detached	7,147	48.8
Single-Family Attached	3,680	25.2
Multi-Family, 2–4 Units	615	4.2
Multi-Family, 5 or More Units	1,196	8.2
Mobile home, RV, Trailer, Other	1,996	13.6
Total	14,634	100

Source: Department of Finance, 2008

Vacancy Status

The 2000 Census showed an overall vacancy rate of 42.97%. Correcting for seasonal or recreational units, which are considered vacant by the Census but are not available or used for permanent occupancy, the vacancy rate decreases to 16.53%.

Table IV-7
Vacancy Status –2000

Unit Type	Number of Vacant Units	% Total Units Citywide
For Rent	132	2.64
For Sale	282	5.64
Rented or Sold, Not Occupied	120	2.40
Seasonal, Recreational or Occasional Use	3,079	61.54
Migrant Workers	1	0.02
Other Vacant	1,389	27.76
Total	5,003	100

Source: 2000 Census, American Development Consultants

Housing Tenure

Housing tenure for owner and renter occupied units is shown in Table IV-8. In the City of Rancho Mirage 83% of occupied units are owner-occupied.

Table IV-8
Housing Tenure – 2000

Unit	Number of Units	Percentage
Owner Occupied	5,545	83.0%
Renter Occupied	1,157	17.0%
Total	6,813	100%

Source: 2000 Census

Overcrowding

Housing need is defined by the State Department of Housing and Community Development in these ways:

- ☞ Overcrowding (more than 1.01 persons per room)
- ☞ Overpaying (paying more than 30% of household income for shelter)
- ☞ Residing in substandard units

The 2000 Census provides current data on overcrowding by tenure.

Table IV-9
Overcrowding, Owner-Occupied Units – 2000

Persons Per Room	No. of Households/%
0.5 or Less	5,049/91.3
0.51 to 1.00	421/7.6
1.01 to 1.50	39/0.7
1.51 to 2.00	17/0.03
2.01 or More	7/0.013
Source: 2000 Census	

Table IV-10
Overcrowding, Renter-Occupied Units – 2000

Persons Per Room	No. of Households/%
0.5 or Less	698/64.4
0.51 to 1.00	276/25.5
1.01 to 1.50	47/4.3
1.51 to 2.00	45/4.2
2.01 or More	18/1.7
Source: 2000 Census	

For owner occupied units in the city, 63 housing units are considered to be overcrowded, and for renter occupied units, 110 housing units are overcrowded. Based on this data, a total of 173 housing units in Rancho Mirage are overcrowded. This represents 2.5% of all occupied units in the City.

Overpayment

The data presented in Tables IV-11, IV-12 and IV-13 shows overpayment by income category, the amount overpaying for renters and the amount overpaying for owners.

Table IV-11
Total Lower Income Households
Overpaying for Shelter – 2000

	Number/%
Total Households in City	6,546
Extremely Low Income Households Overpaying	445/6.8
Very Low Income Households Overpaying	411/6.3
Low Income Households Overpaying	834/12.7
Total Lower Income Households Overpaying	1,690/25.8
Source: CHAS, 2000	

Table IV-12
Percentage of Household Income Spent on Housing:
Owner-Occupied Units – 2000

Income	Percentage of Income Spent on Housing				
	0–19%	20–24%	25–29%	30–34%	35%+
Less than \$10,000	0	0	0	8	122
\$10,000 to \$19,999	65	7	7	0	121
\$20,000 to \$34,999	104	21	42	25	283
\$35,000 to \$49,999	113	33	52	20	232
\$50,000 to \$ 74,999	286	68	88	87	139
\$ 75,000 +	1,720	235	190	65	109
Total	2,288	364	379	205	1,006
Source: 2000 Census					

Table IV-13
Percentage of Household Income Spent on Housing:
Renter-Occupied Units – 2000

Percentage of Income Spent on Housing					
Income	0–19%	20–24%	25–29%	30–34%	35%+
Less than \$10,000	0	0	0	10	86
\$10,000 to \$19,999	15	7	20	14	127
\$20,000 to \$34,999	41	61	15	39	50
\$35,000 to \$49,999	58	68	9	18	75
\$50,000 to \$74,999	61	2	0	3	27
\$75,000+	105	5	18	0	0
Total	280	143	62	84	365
Source: 2000 Census					

Based on the data provided in Table IV-12 and IV-13, above, both homeowners and renters were overpaying for housing in 2000. The current economic conditions are likely to have changed these statistics.

Housing Costs

The City of Rancho Mirage has a relatively high median price for single-family owner-occupied units and rental units. The median price for housing and estimated mortgage costs as of October 2008 are shown in Table IV-14.

Table IV-14
Median Housing Prices 2008

	2008
Median Single-Family Purchase Price	\$557,500
Median Mortgage Costs (PITI*)	\$3,266
Median Rental Rate	\$625
Source: Dr. John Husing, Quarterly Economic Report October 2007	
*Principal, Interest, Taxes and Insurance	

The 2009 median household income calculated for Riverside County for a family of four is \$64,500. This is used to calculate moderate (80% to 120% of median), extremely low (30% of median), very low (50% of median) and low (80% of median) incomes for use in State and federal subsidized housing programs.

Table IV-15
Riverside County Housing Program Income Limits
2009

Income Category	Number of Persons in Family			
	1	2	3	4
Extremely Low	\$14,000	\$16,000	\$18,000	\$20,000
Very low	\$23,300	\$26,650	\$29,950	\$33,300
Low	\$37,300	\$42,650	\$47,950	\$53,300
Moderate	\$54,200	\$61,900	\$69,650	\$77,400
Median	\$45,150	\$51,600	\$58,050	\$64,500

Source: HUD and HCD 2009

Based on the incomes in Table IV-15, it is possible to calculate the amount a family of four with an income of \$64,500 can afford to spend on housing, assuming that no more than 30% of the household's income is spent on housing. Table IV-16 demonstrates the current affordability gap in Rancho Mirage, based on existing median housing values and the associated costs of principal, interest, taxes and interest. As shown in the Table, a median income household would need an additional \$1,653 per month to afford a median priced home in Rancho Mirage.

Table IV-16
2009 Rancho Mirage Median Income Affordability
GAP

	Amount
Median Household Monthly Income (2009)	\$5,375
30% of Household Income Housing Payment (PITI)	\$1,613
Affordability Gap	+\$1,653

Source: Tables IV-14 and IV-15

2006 Affordable Housing Projects

In the City of Rancho Mirage there are a total of 516 affordable units for lower income families and seniors. The Housing Authority owns 143 of these units, and 373 are privately owned, but have received assistance from the Housing Authority or other programs. Existing projects are described below.

Santa Rosa Villas Housing Project (formerly known as Blue Heaven Mobile Home Park): This housing project, previously a Mobile Home Park whose units were relocated, which was initially occupied in late 2006, contains 33 new affordable housing units for residents over 55. There are 18 very low income units, 12 low income units, and 3 moderate income units. Rent is a minimum of \$500 per month.

Parkview Villas Residential Project: The project offers 82 affordable rental units to seniors over 55 years of age. There are 59 very low income units, 19 low income units, 3 moderate income units, and a manager's unit. Rent ranges from \$245 to \$1100 per month.

Whispering Waters Residential Project: This housing project provides 30 affordable rental units for senior over 55. There are 25 very low income units, 3 low income units, 1 moderate income unit, and 1 vacant unit. Rent ranges from \$300 to \$715 per month.

Las Colinas Residential Project: 84 affordable rental units are offered to seniors over 55 at this complex. The project contains 42 very low income units, 30 low income units, 9 moderate income units, 2 vacant units, and a manager's unit. Rent ranges from \$524 to \$825 per month.

Rancho Palms Mobilehome Park: This housing project is not age-restricted and offers 126 units to lower income households. There are 110 very low income units, 10 low income units, 6 moderate income units, and a manager's unit. Rent ranges from \$282 to \$400 per month.

Villa Mirage is a 98 unit apartment project located at the northwest City boundary. The project consists of project-based Section 8 certificates, and provides very low and low income households with 2 and 3 bedroom units.

Rancho Mirage Resort is a 189 unit townhouse and single family home development, located immediately east of Villa Mirage. The majority of the 189 units are market rate. 42 units include resale restrictions which assure their affordability to moderate income households. The homes and townhomes consist of 2 and three bedrooms.

Windsong: This project consists of 21 single family homes that were offered for sale to moderate income households.

Rehabilitation Needs

The year in which a residential unit was built is an important characteristic of the housing stock, indicating its relative condition. In general, an average quality structure has a life of 20 to 30 years before the need for maintenance and rehabilitation becomes necessary for the structure to remain safe and sanitary.

According to the 2000 Census, 1,633 dwelling units were built before 1970 and are now over 30 years old. Approximately 804 of those units are over 40 years old.

The Code Compliance division monitors the condition of housing stock through its site inspection and citation process. The division has annually cited approximately 6 single family homes for substantive rehabilitation or structural issues during the 2005 through 2009 period. The majority of these citations are corrected. This would indicate that there are approximately 6 substandard homes at any given time in the City.

The City continues to fund its Home Improvement Program, which is designed to allow restricted income households to make needed repairs to their homes, including roofing, air conditioning and heating, and similar projects. The program has been allocated \$1,150,000 by the Redevelopment Agency in its Five Year Implementation Plan.

Affordable Units at Risk

The continued availability of existing affordable housing units is important to existing residents. When a project funded through local, state or federal programs becomes eligible for conversions to market rates, those units are considered “at risk” units. No projects located in the City are at risk of losing affordability restrictions during the current planning period. However, two projects, representing a total of 140 units, have the potential to lose their affordability restrictions in 2015.

These include 42 resale restrictions at the Rancho Mirage Resort project, , and 98 units at the Villa Mirage project which will expire in 2015. The projects are adjacent to each other, at the southeast corner of Dinah Shore Drive and Plumley Road. Both projects are family projects, and no units are restricted to seniors. Rancho Mirage Resort units consist of resale restrictions for moderate income households. Units at Villa Mirage are project based Section 8 units. When built, the projects were funded through Redevelopment Agency funding and tax credit financing. Analysis of current resales at Rancho Mirage Resort indicate that the market rate units in this project sell in the range of \$110,000 to \$229,000. The replacement of these units would therefore total between \$4.6 and \$9.6 million. The units located at the Villa Mirage project are rental units allowing Section 8 rentals. Apartment units in the region sell in the range of \$100,000 to \$220,000 per unit. Purchase of these units for preservation as affordable units would be expected to range between \$9.8 and 21.5 million. Construction of apartment units in the region is currently ranging between \$75 and \$125 per square foot. It would be estimated that construction of these units would cost between \$7 and \$15 million.

Should the units become at risk of losing affordability, the City’s Housing Authority will consider participating in their preservation, or may choose to purchase the units, either individually or in cooperation with affordable housing providers Palm Desert Development, or the Coachella Valley Housing Coalition. Villa Mirage is one of the few projects not owned by the Housing Authority in the City.

SPECIAL HOUSING NEEDS

There are households with identifiable special needs, as defined by California law for which the City must plan. These households typically experience difficulty in securing decent, affordable housing under market conditions. Specific groups with special housing needs include elderly residents, the homeless, single-parent households, farmworkers, persons with disabilities, persons with HIV/AIDS, and the disabled. In terms of how these disabilities affect housing needs, many simply require modifications of existing structures such as replacing steps with ramps and improving wheelchair accessibility. Other disabled people such as those with extreme mental disabilities, require long-term residential care. These special housing needs are provided through a variety of groups within the community and in the surrounding region.

Farmworkers

There are no lands in farming in the City, or in the cities of Cathedral City and Palm Desert, to the west and east of Rancho Mirage, respectively. Farming occurs in the eastern Coachella Valley, at least 20 miles to the east. Farm worker housing is therefore not needed in the City.

Homeless

The homeless are generally mobile, often crossing from one city or county into another, and determining their location, and place of residence, is difficult. The Riverside County Department of Public Social Services conducted a Homeless Count and Homeless Survey in January of 2007. No homeless persons were identified in the City during the Survey.

A number of organizations provide services to the homeless throughout the Coachella Valley. Nightingale Manor, a 14-unit emergency shelter for homeless families is operated by Catholic Charities. The shelter is located in Palm Springs, but serves the entire Coachella Valley region. The shelter serves approximately two hundred families per year and its services include housing, counseling and education to help families become self-supporting. It provides substance abuse counseling/education for children of homeless families staying at the shelter.

Martha's Village and Kitchen in Indio offers transitional housing, emergency shelter, food services, a career and education center, children's services, health care, case management, recovery services, and emergency assistance. Programs include daily hot meals, clothing distribution, food boxes, public showers, rental/utility assistance, general computer classes and ESL classes. Holiday program provides Christmas dinner, baskets and toys to low income families/individuals. Martha's Village and Kitchen is a two-story 42,000-sq. ft. structure containing dining facilities, classrooms, a medical clinic, and early childhood center. The upstairs family section consists of 28 rooms housing an average of four to six people per room, totaling approximately 120 men, women and children.

The Coachella Valley Rescue Mission in Indio provides shelter and meals, as well as support for homeless individuals and families. The emergency Cold Weather Shelter, located at the National Guard Armory in Indio, provide emergency shelter only.

The City is also participating in the Coachella Valley Association of Governments' (CVAG) Homelessness Strategic Plan, which is currently (2008) establishing a regional

shelter for 125 homeless persons in Palms Springs, north of the I-10 freeway. The shelter will also provide a central location for service providers to assist with transportation, health care, mental health services, child care, and other social services. The Strategic Plan also includes goals to establish 225 emergency shelter beds (doubling the current size), 225 transitional housing units, 200 supportive housing units and 200 rental units in the western Coachella Valley by 2010.

The City contributes annually to existing homeless facilities and organizations in the Valley. In 2007-2008, that amount totaled \$217,700. These funds included a broad range of contributions, from funds to the Coachella Valley Rescue Mission, to funding bus passes for the homeless through the Coachella Valley Association of Governments' program. The funds the City allocates vary, depending on requests made and budgetary limitations, but are generally in amounts similar to those contributed in 2007-2008.

As of April 2002, the City of Rancho Mirage specifically lists homeless shelters as Conditional Uses in the R-M, R-M-TOL, and R-H Zones in its lists of permitted uses. This is no longer consistent with state law, and a program has been added which requires amendment of the Zoning Ordinance to allow homeless shelters by right in the Institutional zone. There are 103.79 acres of serviced, vacant land in this zone in the City. The Institutional zone is appropriate for such facilities because these lands are located on transit lines, near commercial and school sites, and in areas where other governmental services are available. Similarly, the City's Zoning Ordinance does not define or include single room occupancy facilities or transitional housing, and the program includes the modifications required to assure compliance with the law.

The Elderly

There were 5,699 persons over the age of 65 in Rancho Mirage in 2000. Of the total of 3,654 senior households in the City, 3,247 own their homes, while 407 live in rental units. With more than 43 percent of the City's population over 65 according to the 2000 Census, the special housing needs of the elderly are an important concern in Rancho Mirage. This is especially so since many retired persons are likely to be on fixed incomes, at greater risk of housing overpayment. In addition, the elderly have special needs related to housing construction and location. The elderly often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility. Because of limited mobility, the elderly also typically need access to public facilities, such as medical and shopping, and to public transit facilities. Mature citizens also may need special security devices for their homes to allow greater self-protection. In many situations, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require extra assistance with home repairs and manual house/yard work. Every effort should be made to maintain their dignity, self-respect, and quality of life.

The 2000 Census indicates 4,012 households in Rancho Mirage receive only Social Security. The mean income for these households is \$14,645, well below the definition of very low income. Census data also show 2,075 households receive retirement income. The mean income of these households is \$29,594.

There are 229 age-restricted affordable housing units in the City, located within the Parkview Villas, Santa Rosa Villas, Las Colinas and Whispering Waters projects. These units are available to very low, low and moderate income seniors.

The elderly also may require assisted living or nursing care facilities, as they age and are no longer able to care for themselves independently. There are a number of facilities in the City available for seniors, including:

- Brighton Gardens, with 90 assisted living beds, 26 Alzheimer's beds, and 45 beds for residents requiring skilled nursing;
- Monarch of Rancho Mirage, which has 179 beds, including an Alzheimer's patient capability;
- Mirage Inn, with 19 dementia/Alzheimer beds and 107 independent and assisted living beds;
- Country Villa Rancho Mirage Health Care, which has 99 nursing home beds;
- Vista Cove at Rancho Mirage, which consists of 68 beds, including Alzheimer's patient capabilities.

Persons with Disabilities

The 2000 Census identified 5,484 persons in the City with disabilities, of which 3,257 were 65 years of age or older. The high percentage of seniors living in the City results in a higher percentage of disabled persons, and a need to focus on accessible housing to accommodate their needs.

The Americans with Disabilities Act requires that all new multi-family and age-restricted construction include a percentage of units accessible to the disabled. Compliance with ADA standards is the responsibility of the City's Building Division. The City has no requirements which would constrain the development of housing for disabled persons – housing for disabled persons, whether in a group setting, apartment or condominium project, or a single family home, is not considered any differently than housing for any other member of the community. There are no requirements for concentration of residential care facilities; no site planning requirements that constrain housing for persons with disabilities; the Zoning Ordinance defines family consistent with the federal definition, as one or more individuals in a household; and no parking requirements for any and all housing types that serve persons with disabilities. In order to accommodate reasonable accommodation, a program has also been added to this Element which requires that the Zoning Ordinance be clarified to state that access ramps may be constructed within the front, side or rear yard setback of any residential structure, as part of the building permit plan check. No variance or Conditional Use Permit is currently required, nor will it be.

AIDS

The Desert AIDS Project (DAP) has 86 clients in Rancho Mirage in 2008. The DAP is the Coachella Valley's only facility dedicated to the treatment of HIV-positive and AIDS patients. The needs of these patients range from counseling to housing subsidy, as they may not be able to work, and may lose health insurance benefits.

Large Families

There were 184 households in Rancho Mirage with 5 or more members in 2000. Of these larger households, 134 were in owner-occupied housing, and 50 were in renter-occupied housing.

Large families have a special need for three, four or more bedroom units. There were 873 housing units in the City with four or more bedrooms, 199 of which had five or more bedrooms. Large families, therefore, have housing opportunities to meet their needs in the City.

Single-Parent Families and Female-Headed Households

According to the 2000 Census data there are 224 single-parent households with children in Rancho Mirage, of which 50 consisted of a male head of household and 174 of a female head of household. The Census further estimated that 51 of these female-headed households have incomes below poverty level. Male-headed families having incomes below poverty level numbered 4 in the 2000 Census count.

The 2000 Census indicates there are 106 children under 18 years of age in Rancho Mirage living in families whose incomes are below the poverty level. Of these, 38 live in female-headed households.

Primary housing needs include affordability and units of sufficient size.

Rental Rates

The current (2008) monthly rental rates for Rancho Mirage range from \$795 to \$3,000. Based on the 30% gross household income standard, a monthly income of \$2,660, or annual income of \$31,920 is needed to afford a rent of \$795 per month.

Energy Conservation

The desert environment of the Coachella Valley results in warm winters, and very hot summers. Although residents in Rancho Mirage may have lower than average heating costs in the winter, they can expect higher than average cooling costs in the summer. The costs of air conditioning can have a significant impact on a household's summer budget, particularly those with limited or fixed incomes.

The Building Division enforces the requirements of Title 24 of the Uniform Building Code, which sets standards for energy efficiency in all types of development. In addition, the City's Housing Authority has installed solar hot water systems at the Parkview Villas complex as a cost saving and energy efficiency measure.

The City is also investigating the implementation of "green" building techniques for its upcoming affordable housing projects, and development by private parties. The Section 19 Specific Plan, which will include up to 1,899 dwelling units, will include incentives for energy efficient development, and "green" building guidelines. In all projects, passive solar design and water efficiency are considered in the planning stages, to assure that projects are developed as efficiently as possible.

The City implements the following programs:

General Conservation

- Rancho Mirage has approved at least five (5) LEED (Leadership in Energy and Environmental Design) certified buildings, including office buildings, apartment buildings, and the first LEED certified retail commercial center to be built in the Coachella Valley.
- Rancho Mirage's Conservation and Open Space Element of the General Plan promotes the conservation, efficient use and thoughtful management of energy sources and mineral deposits as well as the long-term viability of limited and non renewable resources.
- Rancho Mirage's Section 19 Specific Plan includes Green Builder guidelines and development incentives.
- Rancho Mirage annually produces and mails to all Rancho Mirage postal customers an environmental 13-month calendar featuring various environmental programs the City participates in and offers to residents and businesses. The City also features environmental information and recycling opportunities in its quarterly newsletter, MirageScape.

Energy Conservation

- Rancho Mirage offers a \$300 rebate to residents who install a variable speed pool pumps. This \$300 is in addition to SCE's \$200 for a total rebate of \$500. This program is becoming more popular with each passing month. Rancho Mirage budgets funding annually for energy conservation consultants in order to better conserve electricity. Consultants constantly monitor and adjust, via the internet, both City Hall and Library HVAC (heating/ventilating/air conditioning) systems in order to save energy and operate efficiently. All City facilities have been upgraded with energy efficient lighting and upgrades to building HVAC equipment and software.
- Rancho Mirage promotes energy efficiency and conservation in all areas of community development, including transportation, development planning, and public and private sector construction and operation, as well as in the full range of residential and non-residential projects.
- Rancho Mirage's use of 26 watt fluorescent lighting fixtures as opposed to 150 watt incandescent bulbs in Citywide landscaping lighting has reduced energy consumption. The City also uses fluorescent lighting in all City facilities to further reduce energy consumption.
- The City supports public and private efforts to develop and operate alternative systems of solar and electric production that take advantage of local renewable resources.
- Rancho Mirage evaluates all new proposed projects for solar protection in order to reduce heat gain and promote energy conservation (overhangs on window and doors). Rancho Mirage continues to also investigate the addition of solar collection panels at several of its facilities and is seeking grants to help offset the hefty initial

expenses. The City will be pursuing ARRA 2009 funding as soon as guidelines and applications become available.

- Rancho Mirage was the first City in the Palm Springs Valley to be a Community Energy Efficiency Program (CEEP) jurisdiction.

Water Conservation

- The City sponsors programmable irrigation clocks offered by the Coachella Valley Water District (CVWD) allowing residents to participate in water saving program at no cost.
- The City provides a free residential Hazardous Household Waste (HHW) service to all residents. Residents can call and make an appointment to dispose of any HHW. The HHW is properly collected and disposed of by a licensed service company.
- The City contributes to, and participates in, the Coachella Valley Association of Government's (CVAG) used motor oil and filter collection and recycling program.

All proposed projects submitted to the City are reviewed for potential adverse effects on water quality. (Title 17 of the Municipal Code).

Future Housing Needs

The Regional Housing Needs Allocation (RHNA) generated by the Southern California Association of Governments (SCAG), which is responsible for developing Housing Need Allocations for all counties and cities within its area, is presented in Table IV-17 for the 2006 to 2014 planning period.

Table IV-17
Regional Housing Needs Allocation
2006–2014

Income Category	Number of Units
Extremely Low Income	390
Very Low Income	391
Low Income	539
Moderate Income	603
High Income	1,285
Total	3,208
Source: SCAG 2007 Note that the Extremely Low and Very Low income categories are 50% each of the 781 units assigned for the Very low category.	

For the 2006 to 2014 planning period, the City has been assigned 3,208 new housing units. Of these, 1,285 are to be affordable to households with incomes in excess of 120% of the median. It is assumed that the private market will provide these higher priced units without

assistance from the public sector. However, 1,923 units are required for moderate and lower income households, which typically require financial assistance from the public sector for construction and maintenance, since units must be available at below market rates. There are several programs in place to help fund such projects. The lands on which affordable housing can be located in the City, and the programs in place to fund projects in the current planning period, are detailed below, under “Strategy For Meeting Affordable Housing Need.”

An average of approximately 350 homes have been built annually in Rancho Mirage from 1998 to 2006. The current economic downturn has significantly impacted new residential construction across all income levels, and construction of residential units in the City in 2008 is extremely limited. Ultimately, market conditions will determine when residential construction resumes in the City. The status of the economy will play an important role in the City’s ability to generate new housing units in all income categories.

Quantified Objectives

The rate of demolition in the City has historically been fewer than 5 units per year on average. The City’s population is expected to slowly grow during the planning period, resulting in an expected need primarily in new housing, rather than in preservation or rehabilitation. Existing projects, particularly those with affordability restrictions, will need maintenance and improvement to remain in good condition. The Redevelopment Agency annually assigns funds to its Home Improvement Program to help with rehabilitation of older units.

Table IV-18 demonstrates the expected needs, by income category, for the period from 2006 to 2014.

Table IV-18
Quantified Objectives Matrix 2006–2014

Income Category	Extremely Low	Very Low	Low	Moderate	High	Total
New Construction	390	391	539	603	1,285	3,208
Rehabilitation	25	25	25	25		100
Conservation	10	10	10			30

CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

Governmental and non-governmental constraints can affect the supply of housing for all income levels. Such constraints may affect the number of units built, the size and suitability of the unit, and the price of the unit. Although some constraints are beyond the control of local governments, others may be reduced or eliminated at the discretion of the local government. A number of potential constraints are discussed below.

Governmental Constraints

All cities impose requirements on development. These standards can become costly and can extend the amount of time required to plan and complete a project. This section examines whether Rancho Mirage's governmental requirements are a constraint on the provision of affordable housing.

Land Use Controls

The Land Use Element of the General Plan designates specific areas for different types of development and establishes density ranges for residential development. Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations. Table IV-19 describes the City's General Plan land use designations, including density ranges.

In addition to General Plan designations, the City is implementing the Section 19 Specific Plan, which establishes development standards and guidelines for 270 acres located north of Dinah Shore Drive. The Specific Plan, which acts as both the General Plan and Zoning Ordinance for the area, establishes land use designations for residential land uses which are more intense than in other areas of the City. These land use designations are also included in Table IV-19.

Table IV-19
Residential Land Use Categories

Designation		Maximum Density	Purpose
R-L-2	Very Low Density	2 du/ac	Attached and detached single-family development, country club development, residential estates
R-L-3	Low Density	3 du/ac	Single-family subdivisions, planned residential developments using transfers in density to provide common open space
R-M	Medium Density	4 du/ac	Single-family subdivisions, multi-family developments, planned developments, mobilehome parks, affordable housing
R-H	High Density	9 du/ac	Single- and multi-family planned developments, apartments, mobilehome parks, affordable housing
MHP	Mobilehome Park	9 du/ac	Preservation of existing mobilehome parks
HR	Hillside Reserve	1 du/640 ac	Areas of steep slope, sensitive habitat
MU	Mixed Use	Varies	Combined residential and commercial development, specific plan required
RE	Residential Estates	1 du/ac	Single-family homes, estate residential
S-OL	Senior Overlay	N/A	Identifies locations that are specially suited to meet the needs of seniors
Mixed Use Core (Section 19 Specific Plan)		Varies	Allow close proximity for living units, shopping and work.
Residential (Section 19 Specific Plan)		24-28 du/ac	Attached single-family, condominiums, apartments, with heights allowed to four stories.

Source: City of Rancho Mirage Plan, Land Use Element, 2006; Section 19 Specific Plan, 2009.

Zoning Constraints

Minimum standards for the residential portion of the Zoning Ordinance impact housing affordability by establishing the specific uses allowed or prohibited for each land use designation, and specific development standards such as required parking and setbacks. These are detailed in Table IV-20 and IV-21 below.

Table IV-20
Residential Development Standards,
Minimum Area Requirements for Residential Zones

Zones/Uses	Livable Area (Sq. Ft.)	Bedroom Maximum Number	Baths Minimum Number	Parking Required
Single-Family Detached	1,400 1,700 1,900	2 3 or 2+Den 4	1½ 1¾ 2	2 spaces in garage
Single-Family Attached	1,000 1,250 1,650	1 2 3	1 1½ 2	1 covered 2 covered
Planned Unit Development (Affordable Housing)	850 1,250 1,650	1 2 3	1 1¾ 2	2 spaces in garage and 1 guest space per unit
Apartments	600 800 1,000 1,200	1 2 3 4	1 1½ 1¾ 2	1 covered/1 uncovered 2 covered/1 uncovered 2 covered/1 uncovered
Senior Group Housing	410 510–570 610–670	Studio 1 2	1 1 2	1 covered/1 uncovered 1 covered/1 uncovered 1 covered/1 uncovered

Source: City of Rancho Mirage Zoning Ordinance

Table IV-21
Minimum Development Standards for Residential Zones

	R-E	R-L-2	R-L-3	R-M	R-M-TOL	R-H	MHP
Maximum Units/Acre	1	2	3	5	5	9	9
Lot Area	1 ac	15,000 sf	10,000 sf	8,000 sf (b)	6,200 sf (b)	7,000 sf (b)	(a)
Lot Width	100 ft	90 ft	80 ft	70 ft	70 ft	60 ft	(a)
Lot Depth	100 ft	100 ft	90 ft	90 ft	90 ft (a)	90 ft	(a)
Front Setback	25 ft	25 ft (a)	25 ft (a)	25 ft (a)	15 ft (a)	20 ft (a)	10 ft
Rear Setback	25 ft	25 ft (a)	25 ft (a)	20 ft (a)	18 ft (a)	20 ft (a)	10 ft
Side Setback	10 ft	10 ft	10 ft (a)	10 ft	10 and 5 ft	10 ft (a)	5 ft
Building Lot Coverage	30%	30% (a)	30% (a)	30% (a)	40%	35% (a)	30% (a)
Distance Between Buildings	20 ft	20 ft	20 ft	20 ft	15 ft	20 ft	20 ft

Source: City of Rancho Mirage Zoning Ordinance 2002

(a) These dimensions vary in Planned Unit Development, Mixed Use, and Mobilehome Parks, and will be determined during Development Plan review.

(b) This standard can be reduced up to 25% for affordable units.

In addition, the Zoning Ordinance sets forth minimum room sizes for all residential zones, which are shown in Table IV-22.

Table IV-22
Minimum Room Size

Use	Minimum Area (Sq. Ft.)
Garage	400
Bedroom	140*
Full Bath	50
Three-Quarter Bath	40
Half Bath	30

Source: City of Rancho Mirage

* For affordable housing, the bedroom shall be a minimum of 110 sf.

The City has developed less restrictive standards for affordable housing projects, as shown in Table IV-23.

Table IV-23
Minimum Area Requirements for Affordable Housing Projects

Zones/Uses	Livable Area (Sq. Ft)	Bedroom Maximum Number	Baths Minimum Number
Single-Family Detached	900	1	1
	1,200	2	1½
	1,500	3 or 2+Den	1¾
	1,700	4	2
Attached Units in a Planned Unit Development	850	1	1
	1,100	2	1¾
	1,400	3	2
Senior Congregate Housing	410	Studio	1
	510–570	1	1
	610–670	2	2

Source: City of Rancho Mirage Zoning Ordinance 2002.

In the Section 19 Specific Plan, development standards will vary from the Zoning Ordinance to allow the special uses and densities permitted in the Plan. The development standards are much more limited, and allow greater flexibility in the Specific Plan area than in other areas of the City. These standards are illustrated in Table IV-24, below.

Table IV-24
Section 19 Specific Plan
Development Standards

Standard	Requirement
Density	Up to 28 du/ac
Setbacks	10-28 feet
Parking, Single Family	2.00/unit + 0.25/unit guest
Parking, Multi-Family	1.75/unit + 0.15/unit guest
Common Area Open Space	100 s.f./unit

Source: Section 19 Specific Plan

Certain design standards such as architectural enhancements, roofing materials, and landscaping can increase the costs of housing. In the City of Rancho Mirage minimum unit areas and reduced parking for senior housing and affordable housing projects meet the same design standards as other residential developments.

Infrastructure Requirements

All projects, including residential developments, are generally required to install all necessary on- and off-site improvements, including streets, curbs, sidewalks, and water and sewer connections. Adequate infrastructure may already exist on some infill lots.

Typical infrastructure requirements in Rancho Mirage include:

- ✿ Local streets: 60-foot right-of-way; 40-foot-wide street.
- ✿ Restricted local street: 50-foot right-of-way; 36-foot-wide street.
- ✿ Secondary street: 88-foot right-of-way; 64-foot-wide street.
- ✿ Concrete 6-inch curbing.
- ✿ Connection to the nearest water and sewer mains.

The City's Public Works Department establishes actual requirements for proposed projects may vary depending on the specifics of the site. Requirements for each project are intended to connect the project site with the City's existing infrastructure and provide for the needs of the project's residents without compromising service to existing residents.

Although these requirements are consistent for all cities in the Coachella Valley, the requirements to install infrastructure can adversely impact the cost of housing projects. In those instances where the infrastructure costs, in combination with other costs of construction, create economic infeasibility, the City may choose to subsidize the infrastructure improvements through the Redevelopment Agency or Housing Authority.

Building Code Requirements

The City has adopted and enforces the California Building Standards Code to ensure all housing units are constructed to minimum safety standards. The City is not permitted to adopt standards that are less stringent than the California Building Standards Code. Imposition of the California Building Standards Code does not unduly impact the cost of housing in Rancho Mirage in comparison to any other community in the State.

Fees

Rancho Mirage has established development fees for typical single and multi-family residential development within the City, Table IV-25 outlines such current fees. Planning fees associated with residential development are shown in Table IV-26. It should be noted that additional fees may be charged for review of other types of planning applications such as tract maps, planned development permits, architectural review, and environmental review.

Although development, planning, and related fees ultimately raise the cost of housing, cities and counties can offer reduced or subsidized fees for certain types of projects including affordable housing projects. Transportation Uniform Mitigation Fees (TUMF) for new construction provide exemptions for affordable housing projects. Similarly, license tax fees offer exemptions for affordable projects.

Table IV-25
Development Fees, City of Rancho Mirage

	Single-Family		Multi-Family 20 Units; 2 Bedrooms/ 800 Sq.Ft.
	1,800 Sq. Ft.	2,500 Sq. Ft.	
Estimated Construction Valuation	\$134,690	\$219,695	\$1,276,800
Fees			
• Building	\$888.00	\$1,108.50	\$4,798.50
• Plan Check	\$577.20	\$720.53	\$3,119.03
• Mech., Elect., Plumbing	\$450.00	\$450.00	\$4,000.00
• License Tax	\$2,358.00	\$3,894.00	\$20,960.00
Subtotal	\$4,273.20	\$6,173.03	\$32,877.53 \$1,643.88/unit
Non-City Fees			
• SMIP	\$17.05	\$23.25	\$1,276.80
• TUMF	\$794.31	\$794.31	\$11,005.80
• School Fee	\$3,690.00	\$5,125.00	\$32,800.00
Subtotal	\$4,501.36	\$5,942.56	\$56,082.60 (\$1,643.88/unit)
TOTAL	\$8,774.56	\$12,115.59	\$77,960.13 (\$3,898.01/unit)
Source: City of Rancho Mirage			

Table IV-26
City of Rancho Mirage – Planning Fee Schedule

Item	Fee
General Plan/Zoning Map Amendment	\$3,930
Specific Plan	\$11,537
Conditional Use Permit	\$5,203
Variance	\$3,695
Development Agreement	\$3,891
Preliminary Development Plan (less than 5 ac./5 ac. +)	\$5,201/\$7,660
Final Development Plan	\$2,178
Single-Family Dwelling Permits	—
• Staff Review	\$1,053
• Planning Commission	\$1,621
Environmental Assessment	\$1,551
Environmental Impact Report	\$13,354
Zoning Interpretation	\$89
Appeals	\$1,607
Tentative Parcel Map	\$1,888
Revisions After Approval	\$1,018
Tentative Tract Map (5-20 acres/20+ acres)	\$6,189/\$9,774
•	
•	
Source: Rancho Mirage Planning Department	

Permit Processing Procedures

Affordable and market rate residential housing projects are subject to the Development Plan (DP) process, which requires review by City staff, and review and approval from the Architectural Review Board (ARB), Planning Commission and City Council. The DPP process is a site plan review process which assures that zoning requirements are met, and is similar to typical processes throughout California.

The Architectural Review Board ensures that the development standards required in the Zoning Ordinance, such as unit size, density, height limits, setbacks, and parking, are met in each development proposal. The DP consists of two applications: the Preliminary Development Plan (PDP) and the Final Development Plan (FDP).

Preliminary Development Plan: The review and approval process begins when the applicant submits the PDP application to the Planning Division. The PDP application includes site plans, elevations and similar public hearing materials.

Within 30 days of submittal, Staff reviews the application and notes any corrections in a letter to the applicant. Project plans and materials are routed to various public agencies (e.g., Fire Marshal, Coachella Valley Water District, etc.) and City Departments, including Public Works, for comments when the project application is determined complete

Once the application is deemed complete, the proposal is scheduled for review by the ARB. The proposal is scheduled for a public hearing before the Planning Commission once the ARB review has been completed. Finally, City Council considers the results of the ARB review and the Planning Commission hearing, and makes a determination on the project.

Processing time for most PDPs takes an average of three to four months from the time a PDP is submitted until the time City Council makes a determination. The actual amount of time varies greatly depending on the completeness of the initial application, the time required to resubmit once comments have been made, and the determination or requirements set forth by project reviewers.

Final Development Plan: The FDP application, submitted to the Planning Division, consists of the project's construction plans prepared in accordance with the approved PDP application and any Conditions of Approval set forth during the review process. Planning Division staff approves the FDP as long as the project substantially conforms to the approval given by City Council.

The FDP, which can be filed and approved at any time after the PDP approval, may be approved within two to four months. Construction of the project must begin within one year of the FDP approval, or within two years if a Tract Map accompanied the FDP, or the approval expires.

Extensions of one year to both the PDP and FDP are allowed under the Zoning Ordinance.

Parcel and Tract Maps: Depending on the project, parcel maps (four or fewer lots) or tract maps (five or more lots) may be required. The project and environmental review and approval process and time involved for such maps are similar to the PDP application, except that ARB review is not required. The subdivision map is most often processed concurrently with the PDP, and does not extend the processing time for the project.

Subdivisions are initially given tentative approval by the Planning Commission, which is valid for two years. A Final Map must be submitted and approved by the City Council as a non-public hearing item within that time. Should the applicant not be able to receive an approved Final Map within the two-year period, one-year extensions, as provided by State law, are possible.

The timelines described above are typical of the cities of the Coachella Valley, and less time consuming than County processes. The times required to process applications in the City are not considered constraints to housing.

Code Enforcement

The City's Building Division enforces the California Building Standards Code to ensure that new construction is safe for the occupants, and is properly maintained. The Code Compliance Division is responsible for the on-going maintenance of housing units in a safe and habitable condition.

Code compliance for structural deficiencies or maintenance problems is processed as follows: A phone call and/or a site visit is made to the property owner. In most instances, this is sufficient to cause the violation to be corrected by the property owner. Typically, the property owner is given 20 days to correct the violation. If personal contact is not possible, the Code Compliance Division will send a letter to the owner of record. The City has the ability to directly abate a violation, if the owner is unwilling or cannot be located. All costs associated with abatement are billed to the property owner. If the owner is unwilling to pay, a tax lien is placed on the property.

These procedures are typical of those employed by most cities in California, and do not place an un-due constraint on the development or maintenance of housing.

Article XXXIV

The California Constitution, Article XXXIV requires voter approval of affordable housing developments when they are developed, constructed, or acquired in any manner by a public agency. Rancho Mirage voters considered and passed an Article XXXIV referendum in 1981. The authorization was not for any specific site or project.

Article XXXIV requirements do not apply to projects that are owned by a private developer, owned by a private non-profit organization, or contain less than 50% affordable units.

Economic Constraints

Land Costs

Land costs in the first half of this decade escalated rapidly throughout California. In the last two years, however, land costs have been moderated by the current economic downturn. As the planning period extends for 8 years, land costs will fluctuate, and will continue to be an issue directly tied to the provision of affordable housing.

A survey of listed properties in Rancho Mirage in late 2008 revealed prices ranging from \$14 to \$48 per square foot for a vacant residential lot, with the average price per square foot approximately \$30. Land values in Rancho Mirage are among the highest within the Coachella Valley, and although the City does not determine the price of land, land use policies regulate the number of units built per acre, which directly impact the cost of development.

Construction Costs

Single-family and multi-family construction costs are estimated to range between \$100 and \$250 per square foot in the current economic environment, depending on home design and materials selected. Although the City cannot directly control construction costs, the City does offer subsidies to achieve affordability in residential units.

Financing Costs

The purchase price of a dwelling unit is impacted by financing costs, which can affect affordability and the home buyer's ability to purchase. Interest rates directly impact financing costs, and vary in response to national factors. Currently interest rates are relatively low at 6% to 7% depending on the length of the mortgage. The City may develop and implement programs to write down interest rates in order to increase affordability.

Financing for both construction and long-term mortgages is generally available subject to normal underwriting standards.

Homeowner's Associations

In Rancho Mirage there are several country clubs, gated communities, and residential neighborhoods that have homeowner's associations that charge mandatory monthly fees. Although the initial purchase price of homes in many country club and gated communities exceeds the definitions of affordable to moderate income households, some purchase prices may appear affordable. However, the total housing payment including principal, interest, taxes, and insurance is combined with a monthly Homeowner's Association fee, the total payment can exceed 30% of the household's income and become unaffordable.

Physical Constraints

Maintenance of Housing Stock

Although the majority of housing in Rancho Mirage is relatively new, as of 2000, 14% of the units in the City were over 30 years of age. Structures over 30 years of age require maintenance to remain in habitable condition. Lower income renters and owners may be unable to afford repairs. The City's Home Improvement Program is designed to aid those households in maintaining and improving their properties.

Infrastructure

Although most of the City's infill development sites are not constrained by the lack of infrastructure, there are a few areas with inadequate services.

- ✿ The neighborhood near Thunder Road, south and west of Highway 111 and Country Club, consists of three cul-de-sac streets (Bird, View and Estates Roads) and dwelling units located on these roads lack sewer. Single-lot development is infeasible due to the high cost of installing sewer lines and establishing connections to the main system.
- ✿ Peterson and Mirage Cove is an area of one acre and larger equestrian lots without sewer service. Existing homes are now on septic systems, and some still have individual wells for domestic water supply. Development of new homes has not occurred due to the high cost of installing sewer lines.
- ✿ Vista del Sol is an area of one acre lots lacking adequate infrastructure. Although property owners are working to form an assessment district to install necessary infrastructure and remove impediment to development, no infrastructure expansion is currently planned for this area.

These areas of the City lack sewer and water infrastructure, which limits development. Some of these neighborhoods, particularly in the Thunder Road area, may be ideal for affordable housing, but will need infrastructure improvement prior to development. This potential constraint is addressed in the policies and programs below.

Strategy for Meeting Affordable Housing Need

The City's Housing Authority consists of the five City Council Members and establishes a voting authority for affordable housing projects. The Housing Authority, among other

tasks, pursues mobilehome park acquisition, joint venture projects with private developers, and development and management of Housing Authority-owned affordable housing projects.

In this planning period, the Housing Authority has secured affordability covenants for 140 units at the Rancho Palms Mobile Home Park for a period of 55 years. These units, previously available at market rate, are now assured affordability for very low, low and moderate income households for the long term. The units were not to be acquired by eminent domain and provide a net increase in the stock of housing affordable to low- and very low-income households. Converted units are made available at affordable housing costs, were not occupied by low- or very low-income households prior to the acquisition of covenants, and were in decent, safe and sanitary condition when occupied. Long-term affordability covenants (not less than 55 years) apply to these units. Relocation assistance was not necessary for these units.

In addition, the Housing Authority has completed the Santa Rosa Villas Project (formerly known as Blue Heaven Mobile Home Park). This housing project contains 33 new very low, low and moderate income affordable housing units for residents over 55.

The Redevelopment Agency establishes its long term financial commitments through its Five Year Implementation Plan. The Plan establishes programs for affordable housing projects, both in new construction and rehabilitation or maintenance. The Agency's current Plan details expenditures based on an annual revenue of approximately \$5 million in Set Aside Funds. The current plan includes the following projects.

San Jacinto Villas Project: The Agency spent approximately \$2 million in the 1998-2005 period in design and infrastructure costs on this property. This project is currently being designed, and was approved by the City Council in October, 2008. When complete, the project will include approximately 85 affordable age-restricted units. The preliminary cost estimate for this project is \$16,000,000 to \$19,000,000, currently listed in the Implementation Plan.

Monterey & Dinah Shore Land Holding: The City-owned 50 acre property is in close proximity to the Monterey Marketplace. The Implementation Plan sets aside \$1.6 million for infrastructure improvements in 2008-2009. The installation of infrastructure, including water and sewer lines, will allow for the construction of the project in the 2012-2014 time frame. A total of approximately 227 units of single and multiple family housing for very low and low income households is planned for this property.

Parkview Villas: The Housing Authority has assigned \$240,000 for re-roofing of the project in 2008-2009.

Home Improvement Program: The Housing Authority has assigned \$1.15 million for very low, low and moderate income residents in the City. The project anticipates funding 100 projects, in emergency grants, matching funds and energy conservation grants.

The Implementation Plan projects, along with the recently secured affordability covenants at Rancho Palms Mobile Home Park, will assist 485 units for very low, low and moderate income households in this planning period. In order to meet the RHNA allocation, an additional 1,320 units of extremely low, very low, low and 603 moderate income units will need to be produced.

Land Availability

In order to determine if sufficient lands are available for the construction of the 1,320 remaining very low and low income units and 603 moderate income units required to meet the City's RHNA allocation, an analysis of available lands was conducted. Table IV-27 lists the available parcels, and the potential units to be generated on these parcels for affordable housing. Maps of vacant lands are provided in Appendix A of this Element.

**Table IV-27
Vacant Land Inventory – Potential
Affordable Units**

Assessor's Parcel No./General Plan & Zoning	Acreage	Potential Units
670-230-002/High Density	40	400
670-230-014/High Density	40	400
689-202-005, -006, -007, 010, 011, -012, -013, -016, - 017, -018, -026, -027, -028, -029, -031, -032, -033, - 036/High Density	4.86	44
Section 19 Specific Plan/Mixed Use Core, Residential 685-010-009, Mixed Use Core, Regional Mixed Use, 67.14 acres 685-010-013, Mixed Use Core, Residential, 112.54 acres	40±	1,120
618-500-019, High Density Residential	20±	227
Total	144.86	2,191

As described in Table IV-27, the City proposes to accommodate 1,120 units of very low and low income housing on lands within the Section 19 Specific Plan. Table IV-27a lists all the residential units permitted in the Mixed Use Core and Residential designations within the Specific Plan, 1,120 of which are proposed for affordable housing.

Table IV-27a
Section 19 Specific Plan

Planning Area	Land Use Category	Multifamily Residential	Mixed Use	Acres	Units
1.07	Mixed Use Core	P	P	37.7	750
2.01	Mixed Use Core	P	P	8.2	107
2.02	Mixed Use Core	P	P	7.7	100
2.03	Mixed Use Core	P	P	7.8	87
2.04	Mixed Use Core	P	P	7.4	82
2.05	Mixed Use Core	P	P	9.3	71
2.06	Mixed Use Core	P	P	7.1	64
4.01	Residential	P		7.3	183
4.02	Residential	P		7.4	205
4.03	Residential	P		7.4	200
TOTAL					1,849

The lots in the Thunder Road area (4.86 acres), shown in the Table above, are all of 0.2 to 0.4 acres in size. Their size, in the High Density Residential zone, makes effective development very difficult, and has resulted in extremely limited development in this area. The neighborhood, however, is located immediately south of Highway 111, immediately adjacent to a SunLine Transit bus stop, and close to shopping and employment centers. This area has potential for redevelopment, and a program has been included below to encourage the Housing Authority's purchase and consolidation of these lots for effective use as an affordable housing project in the future.

Densities in the Section 19 Specific Plan area were calculated on the basis of 28 units per acre. In the Residential zone, 588 units are allocated to residential uses only at a density of 29 units to the acre, with a minimum density of 24 units to the acre. Approvals for residential projects within the Specific Plan require only non-discretionary review of site plan and building architecture to assure compliance with the development standards of the Specific Plan. The Specific Plan allows building heights of four stories in the Mixed Use Core and Residential designations. With the inclusion of parking areas and common area open space, building coverage will range from 55% to 60%. Assuming an average unit size of 1,000 square feet, 28 units per acre can be achieved with 2 story buildings. Therefore, even if commercial development were to occur on the ground floor, an addition two stories of affordable housing could be constructed above the commercial development to accommodate affordable housing. The density assumed is therefore conservative, and can be achieved.

The City has traditionally and successfully developed affordable housing at a density of 9 or 10 units per acre, due largely to the City's commitment of financial resources, and securing of funds through other programs. As shown in Table IV-27a, below, 5 of the City's 7 affordable housing projects currently have a density of 10 units per acre or less.

Table IV-27b
Density of Existing Affordable Housing Projects

Project Name	Acreage	# of Units	Density
Santa Rosa Villas*	4.85 acres	33	6.8 du/ac
Parkview Villas*	9.87 acres	82	8.3 du/ac
Whispering Waters*	1.84 acres	30	16 du/ac
Las Colinas*	8.2 acres	84	10 du/ac
Villa Mirage	6.22 acres	98	15.7 du/ac
Rancho Mirage Resort	30 acres	189	6.3 du/ac
Rancho Palms*	12.3 acres	126	10 du/ac
*Owned by the Housing Authority			

The City has established a policy of developing and owning the affordable housing projects in the City. The units shown in the High Density designation in Table IV-27 are planned for the same densities as the projects that the City has successfully undertaken in the past. The San Jacinto Village project currently under way on Housing Authority-owned land, will cost approximately \$188,235 per unit to construct. The Housing Authority will fund this project in its entirety. For the Monterey Marketplace project, which will yield about 227 units, the cost per unit is estimated to be \$176,990 per unit. The Housing Authority will leverage cash and land to help fund the project.

As shown in the Table, there are more than sufficient lands available to meet the RHNA very low and low income allocation for the 2006-2014 planning period. The lands in the Section 19 Specific Plan are only currently being planned for development, and may not be constructed until the end of the planning period or the beginning of the following planning period. However, policies and programs are included below to assure that affordable units are provided within the Specific Plan.

The City's moderate and above moderate income housing is expected to be constructed at market rates, and without assistance. There are currently 875 acres of vacant land designated Very Low Density Residential, Low Density Residential and Medium Density Residential in the City, with a potential for 2,367 housing units. This inventory of vacant land will provide for almost twice as many units as are required to be provided in the above moderate income category in the current planning period.

The Set-Aside Fund receives an average annual cash flow of tax increment funds of an estimated \$5 million. In 2008, the Housing Authority had a fund balance of \$10 million. Therefore, the Housing Authority is expected to have \$40 million in funds available for housing projects during the planning period. The allocation of these funds are depicted in Table IV-28, below.

Table IV-28
Planned Set-Aside Fund Expenditures for
Affordable Housing Projects

Project	Amount
San Jacinto Villas	\$16,000,000
Monterey & Dinah Shore Infrastructure Construction	\$1,600,000 \$40,000,000*
Rehabilitation and Conservation	\$1,390,000
Section 19 Improvements	\$2,000,000
Total	\$60,990,000*
*Construction costs anticipated to be financed through leveraging of approximately \$20 million in Housing Authority funds (participation, gap financing, bonding or other mechanism).	

In combination with other funds or joint ventures with the development community, the Set-Aside Fund will be sufficient to meet the City's housing needs while maintaining the community's high quality, low density character.

PUBLIC PARTICIPATION

The Housing Element Update process included public participation in the form of public workshops, City Council study sessions, and public hearings. The first workshop was conducted on February 26, 2008 and included a presentation on the basic requirements of Housing Elements. The primary goal of the workshop was to collect information from the public on the housing needs of the City. Comments received pertained to the need to provide for senior housing because of the size of the City's senior housing population; the need to continue to fund, construct and operate projects through the Housing Authority; and the need to provide affordable housing solutions in the Section 19 Specific Plan. These comments are reflected in the policies and programs in the Housing Element. The City advertised the Housing Element workshop in the display advertising section of the newspaper, and mailed notices to the Coachella Valley Housing Coalition, Riverside County Housing Authority, Habitat for Humanity, and similar organizations. The City Council also discussed the Element in a Study Session, to determine policy direction early in the process. A joint City Council/Planning Commission workshop was also held in September of 2008. Comments received at the workshops were considered, and as appropriate are incorporated into the element. The Housing Commission, Planning Commission and City Council also held Study Sessions on the Housing Element in the first quarter of 2009. The City will continue to advertise Housing Element hearings in the Desert Sun, and send notices to local affordable housing developers such as Palm Desert Development and the Coachella Valley Housing Coalition.

HOUSING GOALS, POLICIES, AND PROGRAMS, 2006-2014

GOAL 1

A variety of housing types that meet the needs of residents within the City.

GOAL 2

Housing to meet the needs of the City's lower income households.

GOAL 3

The preservation and maintenance of the City's affordable housing supply in a safe and sanitary condition.

Policy 1

The General Plan shall provide for a mixture of residential densities dispersed throughout the City.

Program 1.A

The City shall monitor the remaining supply of vacant land in all residential zoning categories.

Responsible Agency: Community Development Department

Schedule: On-going

Program 1.B

The City shall review and revise its residential development standards, as needed, to ensure that a variety of housing types are accommodated without sacrificing the City's design standards.

Responsible Agency: Community Development Department

Schedule: On-going

Program 1.C

The City's Density Bonus Ordinance shall be amended to satisfy the requirements of State law.

Responsible Agency: Community Development Department

Schedule: As needed with changes in State law

Policy 2

The City's residential development standards shall allow for a diversity of housing types while adhering to the General Plan's community design policies.

Policy 3

Affordable housing developments shall be distributed throughout the City rather than concentrated in one area.

Policy 4

Rental projects developed with Agency funds to provide affordable housing shall be owned by the Housing Authority **to the greatest extent possible**, in order to ensure that the quality of life within these projects is maintained.

Program 4.A

The Housing Authority shall consider all available options when developing rental units, including hiring contractors through requests for proposals, buying completed projects and other strategies as they become available.

Responsible Agency: Housing Authority

Schedule: On-going

Program 4.B

The Housing Authority shall develop a program for substantial rehabilitation of existing rental units within the City.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Program 4.C

The City shall investigate a program to purchase and consolidate small vacant lots in the Thunder Road area to allow the development of an economically feasible project for extremely low, very low, low and/or moderate income households.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Policy 5

The City shall strive to meet the State-mandated special shelter needs of; large families, female-headed households, single-parent families, workers employed in Rancho Mirage, senior citizens, the disabled and homeless individuals through the continued efforts of the Housing Authority in developing or assisting private interests in developing housing for all types of households.

Program 5.A

Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act. Information on the Fair Housing Act, as well as methods for responding to complaints, shall be available at City Hall. The materials shall also be provided to the City Library and Post Office for distribution. The City's Housing Commission shall continue to hear Fair Housing issues at its regular meetings.

Responsible Agency: Housing Authority

Schedule: Continuous

Program 5.B

The City shall work with private organizations in assisting whenever possible in the housing of disabled residents, through continued participation by the Housing Authority.

Responsible Agency: Housing Authority, Community Development Department

Schedule: Continuous

Program 5.C

The City shall amend the Zoning Ordinance as follows:

- a. Allow emergency shelters by right in the Institutional zone, subject to design review; and subject to a conditional use permit in the R-M and R-H zones. Approval shall be through a non-discretionary design review process.
- b. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses of the same type in the same zone
- c. Define Single Room Occupancy facilities.
- d. Allow Single Room Occupancy facilities in the I-L zone, subject to approval of a conditional use permit.
- d. The Zoning Ordinance shall be clarified to state that handicapped ramps are permitted in the front, side or rear yard setback of any residential structure. A reasonable accommodation procedure shall be established to provide exception in zoning and land use for persons with disabilities.

Responsible Agency: Community Development Department

Schedule: 2009-2010

Policy 6

The City shall encourage the protection of existing affordable senior housing units.

Program 6.A

The City shall monitor existing mobilehome parks, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Continuous

Program 6.B

The City shall monitor existing senior apartment buildings, and shall consider the allocation of Housing Set-Aside funds to correct health and safety concerns as they arise.

Responsible Agency: Code Compliance Division, Housing Authority

Schedule: Continuous

Program 6.C

The Housing Authority shall secure affordability restrictions for periods of at least 35 years within existing mobile home parks, resulting in the addition of at least 140 units affordable to extremely low, very low, low and moderate income households.

Responsible Agency: Housing Authority

Schedule: 2009-2010

Policy 7

There shall be equal access to housing regardless of race, color, religion, national origin, sex, age, family status or sexual orientation.

Policy 8

The City's mandated fair share of affordable housing shall be maintained by resale and rental restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval for new affordable housing projects.

Policy 9

The Housing Authority shall pursue the development of 485 extremely low, very low, low and moderate income units in this planning period.

Program 9.A

The Redevelopment Agency shall annually allocate funds to eligible projects, outlined within the Redevelopment Agency's Implementation Plan, and other projects as they are presented to the Agency.

Responsible Agency: Redevelopment Agency, Housing Authority

Schedule: Annually

Program 9.B

The Housing Authority shall develop the Monterey Village project as a family project comprised of 227 ownership and rental units for extremely low, very low and low income households. The Authority shall consider all available tools to leverage Set Aside funds and generate the total funding necessary to complete the project during this planning period. The Authority shall retain control of the project until individual housing units are sold, and shall permanently control common areas to ensure a high level of maintenance occurs in the project over the long term.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2012-2013

Program 9.C

The City shall restrict all housing units at the Santa Rosa Villas to very low, low and moderate income units.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2006-2007

Program 9.D

The Housing Authority shall complete the San Jacinto Villas project to include 82 units affordable to extremely low, very low, low and moderate income households in this planning period.

Responsible Agency: Housing Authority, Community Development Department

Schedule: 2011-2012

Program 9.E

The Housing Authority shall consider the construction of units containing 4 or more bedrooms in its future development projects to address the potential for overcrowding, which currently stands at 2.5% of the City's total housing units. The Monterey Marketplace project shall include 6 (2.5%) units with 4 or more bedrooms. Projects proposed in Section 19 shall include at least 1% of units with 4 or more bedrooms.

Responsible Agency: Housing Authority

Schedule: 2010-2014

Program 9.F

The Housing Authority shall give female-headed single parent households first priority for extremely low, very low and low income units.

Responsible Agency: Housing Authority

Schedule: 2009-2014

Policy 10

In order to qualify for the City's financial assistance for the development of affordable housing, developers shall be required to comply with the Redevelopment Agency's Implementation Plan.

Program 10.A

The City shall prepare a standard set of qualifications and an application format for private developers seeking City financial assistance for the development of affordable housing.

Responsible Agency: Housing Authority

Schedule: 2010-2011

Policy 11

The City may, whenever it deems feasible and necessary, reduce, subsidize or defer development fees to facilitate the development of affordable housing.

Policy 12

The City shall apply its density bonus provisions to all qualifying affordable housing projects.

Policy 13

The City shall provide 1,120 units for extremely low, very low, low income households within the boundaries of the Section 19 Specific Plan.

Program 13.A

The City shall allocate Set Aside funds, and implement an infrastructure program to extend domestic water and sanitary sewer to residential lands in Section 19. To facilitate the development of housing for lower-income households in the Section 19 Specific Plan area, the City will encourage further land divisions of planning areas as identified in Table IV-27a resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (i.e. 50-100 units). The City will offer incentives for the development of affordable housing including but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

Responsible Agency: Housing Authority

Schedule: 2011-2014

Program 13.B

The approved Section 19 Specific Plan currently permits multifamily uses without a CUP in Planning Areas 4.01, 4.02 and 4.03, where at least 50% of the remaining need of 1,120 units (560 units) will be accommodated on sites allowing exclusively residential uses pursuant to Government Code Section 65583.2 (i). The Section 19 Specific Plan will be amended to establish minimum densities of 20 units per acre on the sites designated for exclusively residential use; and to accommodate the City's balance of 560 units needed to meet the regional need for lower-income households, pursuant to Government Code Section 65583.2(h), the City will further amend the Section 19 Specific Plan to establish minimum densities of 20 units per acre on sites within Planning Areas 1.07, 2.01, 2.02, 2.03, 2.04, 2.05 and 2.06, as shown in Table IV-27a.

Responsible Agency: Community Development Department, City Council

Schedule: 2010-2011

Policy 14

The City shall assist existing extremely low, very low and low income households in maintaining their homes in a safe and habitable condition.

Program 14.A

The Housing Authority shall provide financial assistance to lower income households through its Home Improvement Program, as described on page 22 (Rehabilitation Needs) of this Element.

Responsible Agency: Housing Authority

Schedule: Annually

Policy 15

Relocation assistance shall be provided to lower income households who are displaced by public or private redevelopment activities as mandated by the State.

Policy 16

The City shall make every effort to preserve units at risk at Villa Mirage and Rancho Mirage Resort.

Program 16.A

In order to preserve units at risk, the City shall:

- Monitor the status of affordable units that may become at-risk of conversion.
- Provide technical assistance as feasible to facilitate preservation for units considered at risk of conversion. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.
- Work with owners and potential buyers to assure that affordability covenants are maintained through the planning period.
- Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.
- Use, where feasible, available financial resources to restructure federally assisted preservation projects, in order to preserve affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue or support applications of non-profits for these funding sources at the federal, State or local levels.

Responsible Agency: Housing Authority

Schedule: Annually

Appendix A

Aerial Inventory of Available Sites



High Density Residential Parcels Currently Vacant

APN	ACRES
689202011	0.22
689202012	0.22
689202010	0.20
689202013	0.20
689202033	0.30
689202036	0.58
689202032	0.30
689202026	0.20
689202031	0.30
689202027	0.18
689202005	0.32
689202007	0.16
689202016	0.16
689202018	0.29
689202017	0.28
689202028	0.29
689202006	0.26
689202029	0.36
Total	4.86

Thunder Rd.

Bird Ln.

View Rd.

Estates Rd.

Highway 111



Information based on: 2006 Photography

High Density Residential Parcels Currently Vacant

Dinah Shore Dr.

APN	ACRES	Area of RH
618500019	54.10	25.00
618500020	0.52	0.20
Total	54.62	25.20

Key Largo Av.

Monterey Av.



Information based on: 2006 Photography

High Density Residential Parcels Currently Vacant

670230002

670230014

Da Vall Dr.

Ramon Rd.

APN	ACRES
670230002	40.00
670230014	40.00
Total	80.00

Information based on: 2006 Photography



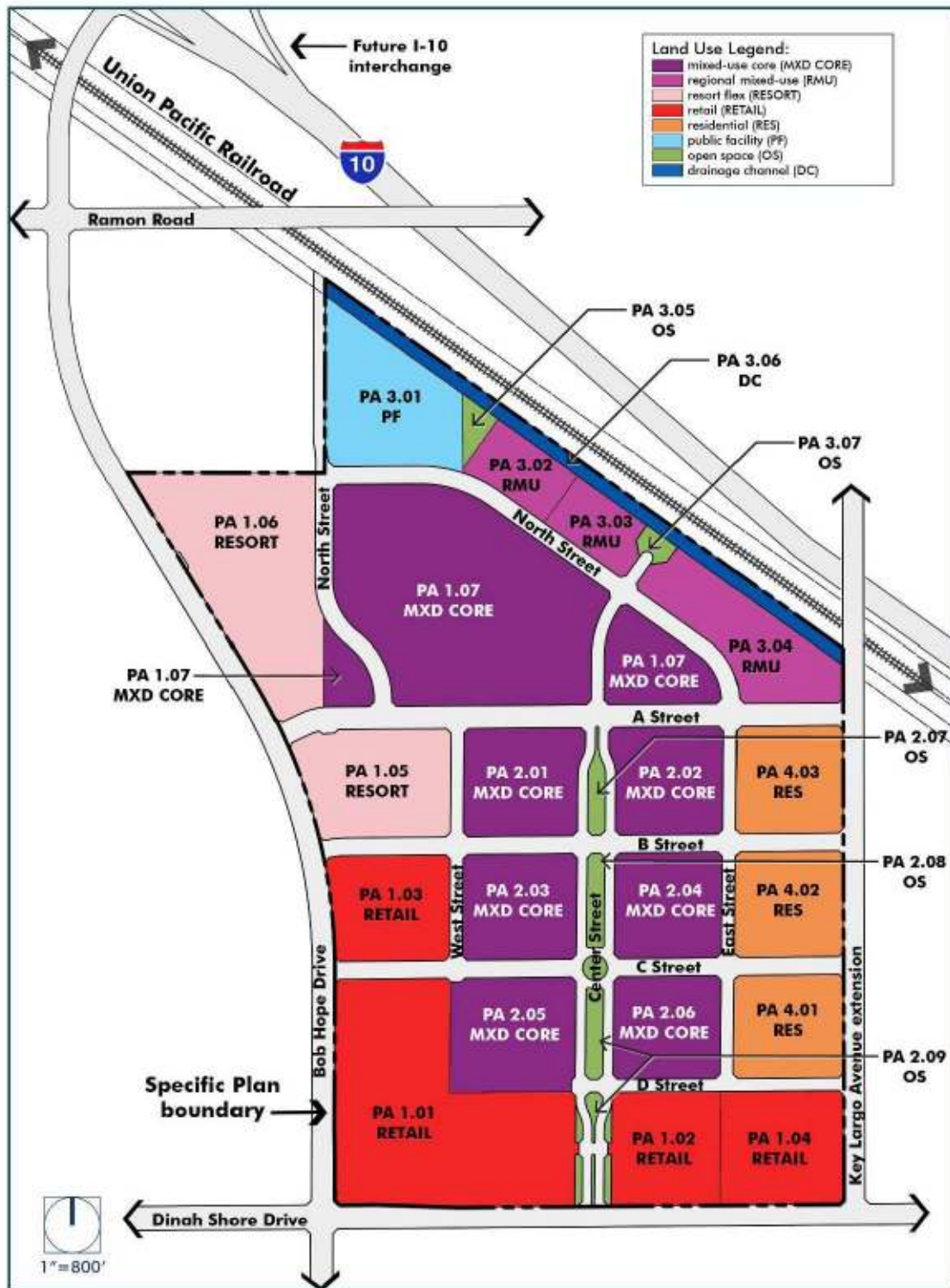


Figure 8 Land Use Plan and Planning Areas

Appendix B
Neighborhoods of Rancho Mirage

